

FEE \$	10. ⁰⁰
TCP \$	1539. ⁰⁰
SIF \$	2400. ⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 452 Bismark
 Parcel No. 2943-161-98-003
 Subdivision Dakota West
 Filing _____ Block 1 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 2531 Sq. Ft. Proposed 2531
 Sq. Ft. of Lot / Parcel 0.18 Ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3963
 Height of Proposed Structure 16' 3/8"

OWNER INFORMATION:

Name Austin + Augusta Design + Co
 Address 2441 Bella Pago Dr
 City / State / Zip G.J. CO 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name Austin + Augusta Design
 Address 2441 Bella Pago Dr
 City / State / Zip G.J. CO 81503
 Telephone 970-243-1985

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RMF-5</u>	Maximum coverage of lot by structures <u>60</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>Requires foundation observation report</u>
Voting District <u>C</u> Driveway Location Approval <u>RAD</u> (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5-2-06

Department Approval [Signature] Date 5-10-06

Additional water and/or sewer tap fee(s) are required.	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19673</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/10/06</u>	

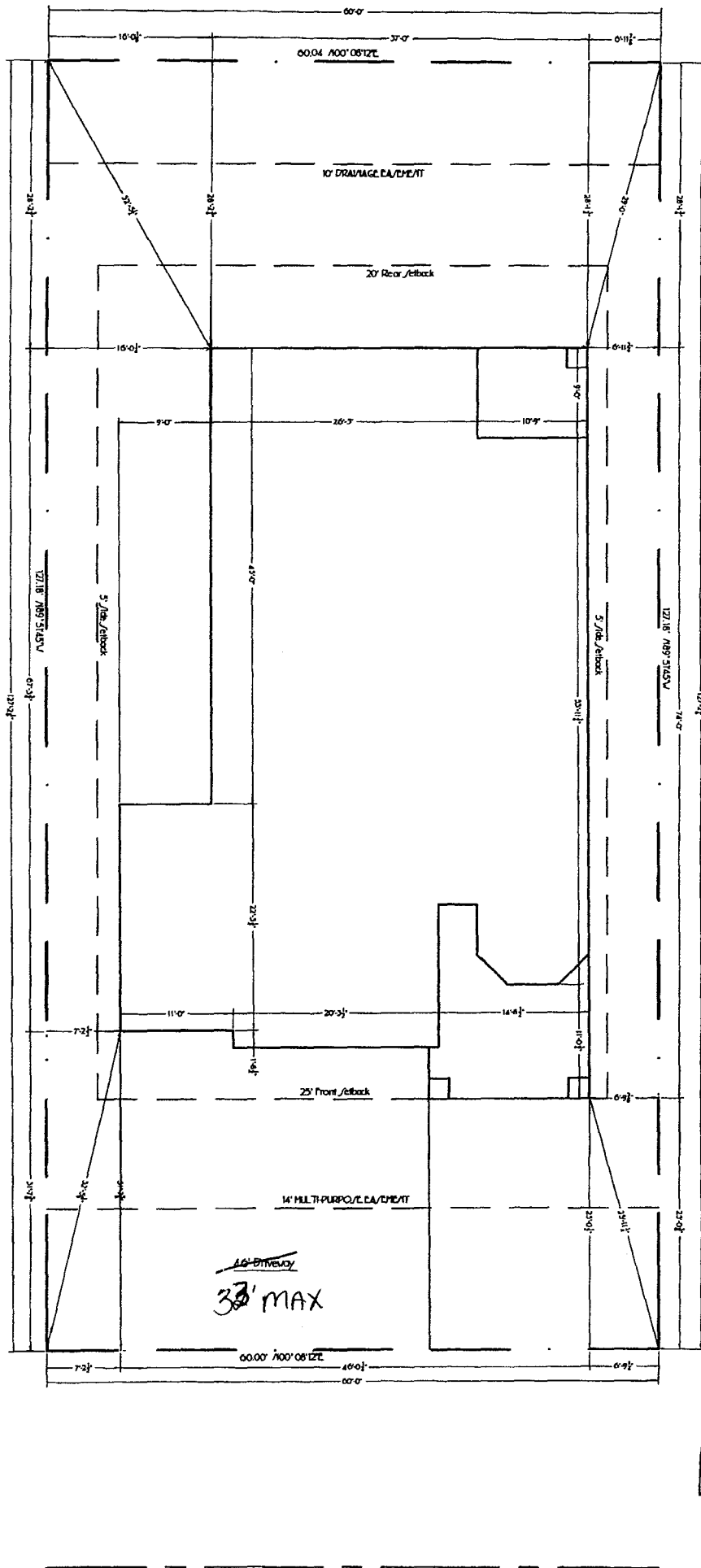
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

5-10-06

ACCEPTED NA *Gayle Anderson*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. BEFORE APPLICANTS
HAVE THE ABILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

JTE/PLM

July 10, 2006



452 Bismarck Street
Grand Junction, CO 81504
Dakota West Subdivision
Block 1, Lot 2

Done OK
TRAD
5-3-06

BL/MARCK STREET